

**BLENDON TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**MINUTES**

**10-4-16**

1. At 7:00 pm Vice-Chairman Rick Lamer called the meeting to order.
2. Paul Blauwkamp offered the invocation.
3. Roll call: Present; Jim VanderVeen, Rick Lamer, Jeff DeWind, Paul Potter, Paul Blauwkamp & Ron Wind. Absent with notice; Mark Leathead.
4. Attendees:
  - Andrew Moore, Planning Consultant
  - Kurt Gernaat, Zoning Administrator & Fire Chief
5. Approval of the Agenda  
Motion by Paul Potter, supported by Paul Blauwkamp to approve the agenda.  
Motion carried.
6. Approval of the minutes of the September 6<sup>th</sup>, 2016 Planning Commission meeting.  
Motion by Jim VanderVeen, supported by Paul Blauwkamp to approve the minutes from the September 6<sup>th</sup>, 2016 planning commission meeting.  
Motion carried.
7. Opportunity for public comment – No comments from the public were heard
8. New Business –
  - a. Public Hearing -- Re-Zone request for parcel 70-13-34-200-021 from AG to R1 by ABE enterprises LLC.
    - Kurt Gernaat read the public notice.
    - The applicant stated his request
    - Vice Chair Lamer opened the public hearing
    - Comments regarding the re-zone were heard
    - Vice Chair Lamer closed the public hearing
    - The planning commissioners discussed the re-zone
    - Motion by Jim VanderVeen, supported by Paul Potter to recommend to the township board that parcel #70-13-34-200-021 be rezoned from AG to R1 as it is consistent with the township's future land use plan, and is consistent with other parcel sizes, and land uses in the area. Motion carried.

- b. Public Hearing -- Re-Zone request for parcel 70-13-22-300-006 from AG to R1 by Thomas Vredevelde
  - Kurt Gernaat read the public notice.
  - The applicant stated his request
  - Vice Chair Lamer opened the public hearing
  - Comments regarding the re-zone were heard
  - Vice Chair Lamer closed the public hearing
  - The planning commissioners discussed the re-zone
  - Motion by Jim VanderVeen, supported by Paul Potter to recommend to the township board that parcel #70-13-22-300-006 be rezoned from AG to R1 as it is consistent with the township's future land use plan, and future lot size is consistent with other local lots. Motion carried.
- c. Conceptual presentation for 5100 Baldwin St. by Kelly Cavanaugh of Nederveld Inc. on behalf of potential purchaser Matt Boverhof
  - Kelly Cavanaugh presented the plans on behalf of the applicant
  - Discussion was held on the conceptual plans
  - The commissioners commented on the conceptual plans and gave direction to the applicants on concerns that they saw.
- d. Pool Closures
  - Zoning Administrator Kurt Gernaat advised the planning commissioners of the state building code change allowing for automatic pool closures in lieu of fencing. Our ordinance still requires fencing. ZA not advocating for change, but wanted to bring it to your attention.

9. Old Business –

- a. Home based business ordinance – Tabled for future meeting
- b. Master Plan – Andrew discussed the draft for the Master Plan implementation chapter, presented at the last meeting
- c. Conservation easements – The ZA advised the commissioners that he was unable to locate any records of conservation easements in the townships files.
- d. Review of current bonds

10. Correspondence – nothing

11. Upcoming events

- a. Township Board Meeting – October 20<sup>th</sup>, 2016
- b. Planning Commission Meeting – November 1<sup>st</sup>, 2016

Adjourned at 8:46 pm.

Recorded by Kurt Gernaat  
Submitted by Jim VanderVeen, Secretary